

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: February 16, 2006

ITEM NO. _____

| | | | |
|------------------------------|--|---------------------------|---|
| CASE NUMBER/ PROJECT NAME | 99-DR-2005 Scottsdale Healthcare - Grayhawk/ Thompson Peak Hospital | | |
| LOCATION | Northeast corner of N. 73 rd Street & E. Thompson Peak Parkway | | |
| REQUEST | Request approval of a site plan, circulation plan, elevations and landscaping plan for a new full-service community hospital. | | |
| OWNER | Scottsdale Healthcare Realty Corp. 480-882-4135 | ENGINEER | Evans, Kuhn & Assoc. 602-241-0782 |
| ARCHITECT/ DESIGNER | Earl Swensson Associates 615-329-9445 | APPLICANT/ COORDINATOR | John Dolan Scottsdale Healthcare 480-323-3179 |
| BACKGROUND | <p>Zoning.</p> <p>This site is zoned C-O PCD. The C-O (Commercial Office) district is the only district that allows hospitals. The PCD district refers to the Core North (Grayhawk) master planned development.</p> <p>Context.</p> <p>The site is located about one block east of Scottsdale Road on the north side of Thompson Peak Parkway.</p> <p>Adjacent Uses:</p> <ul style="list-style-type: none">• North: Vacant land zoned C-O PCD and owned by the same entity as this parcel. It is expected that medical office buildings will be built on this site at some time in the future.• South: Vacant land that will be the northern end of the One Scottsdale (Stacked 40s) development (zoned PRC PCD).• East: Two existing medical office buildings that will be part of this medical campus (zoned C-O PCD).• West: A corporate headquarters for Discount Tires (zoned C-O PCD). <p>Applicant's Request.</p> <p>The applicant is requesting approval of a site plan, landscape plan and building elevations for a hospital building. The site was partially rezoned and the original use permit was modified as shown in this submittal in December of 2005.</p> | | |

Development Information:

- Existing Use: Vacant

- Proposed Use: Hospital
- Parcel Size: 10.6 acres
- Building Size: 230,000 square feet
- Building Height Allowed: 48 feet (per 21-UP-1995#3)
- Building Height Proposed: 48 feet
- Parking Required: 180 spaces
- Parking Provided: 335 spaces
- Open Space Required: 135,200 square feet
- Open Space Provided: 135,500 square feet
- FAR: .50

DISCUSSION

The site plan places the main building and the associated service function toward the south and west sides of the site as much as was feasible. This was done in cooperation with the Grayhawk neighborhood. The service function will be located on the west side of the building and the main entrance will be on the east side. Parking areas will be located on the east and north sides. At a future date, when the Scottsdale Healthcare Grayhawk medical campus is fully developed there will be a parking structure on the north side of the main building. The parking garage will return to the Board at a future date. The site has a relatively gentle slope from north to south, but given its size and the need to maintain a standard floor elevation for the building to function properly, the northern end of the parking area will be a few feet below the adjacent Scottsdale Healthcare Drive. Mounding and retaining walls (visible from the interior of the parcel) will be used to manage this transition.

The landscape plan for the site follows the plant lists established by the Grayhawk deed restrictions, the original Master Environmental Concept Plan for Grayhawk and the Design Guidelines for the Medical Campus. The landscape plant materials will be native and desert types of plants. The tree canopy will be composed of Paloverdes, Mesquite and Sweet Acacia. The most extensive landscape area will be along the N. Thompson Peak Parkway, which is a required buffer setback.

The building is limited to three floors, as established in the recently approved use permit for this site. These floors will be 16 feet from floor to floor, resulting in a maximum building height of 48 feet. The resulting horizontal lines of the building will be moderated by blocks of color, varied cluster of different window types and arrangements and columns. The ambulance canopy on the south side and the main entrance on the east side will have canopies composed of massive columns and cantilevered overhangs.

The predominant building surface treatment will be EIFS painted in a variety of colors. Other building materials include manufactured stone, tinted glass and split faced block that will be painted. The colors include moderate to darker browns, grays and purplish browns. These colors are consistent with those established for the Grayhawk development as well as the adjacent medical office buildings.

This hospital was first conceived over a decade ago. As the area development has filled in the need for this facility has increased. In response to the growth of nearby neighborhoods the use permit has been revised to meet the needs of the facility as well as better relate to the nearby neighborhoods. The proposal is consistent with the character of the rest of Grayhawk and this design has been reviewed and approved by the Grayhawk Homeowners Association.

OTHER BOARDS AND
COMMISSIONS

The related Use Permit was reviewed by the Planning Commission and approved by the City Council in December of 2005.

STAFF
RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)

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APPROVED BY

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Report Author

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Current Planning Director
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ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Elevations
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

PROJECT NARRATIVE

Scottsdale Healthcare's hospital has been in the Grayhawk community master plan since the early 1990's and they have set out with the goal of developing a community hospital campus. From this involvement in the master plan Scottsdale Healthcare has begun development on their Thompson Peak campus which is now located on Thompson Peak Parkway just east of Scottsdale Road. The 73rd Street runs north along the western edge of the property and Scottsdale Healthcare Drive intersects the campus from Thompson Peak Parkway to 73rd street. The first project on the campus was a medical office building constructed in 1999 followed by a second phase addition in 2001. The next development on the campus will be the construction of a community hospital to service the incredible growth in North Scottsdale area.

Thompson Peak Hospital will be a full service community hospital including both inpatient and outpatient services. The hospital will consist of a three story structure with a height of 48 feet. Phase one construction will include 128 patient beds with approximately 230,000 gross square feet. Future phases could include an additional 56 beds which would be located in a new three story patient wing. These future phases could add up to a total final build out of approximately 316,000 gross sq. ft. and 180 patient beds. On site parking in phase one is approximately 335 spaces and a future multi-level parking structure that would increase the total to approximately 500 spaces.

The planning of the campus has included many meetings with Grayhawk community groups and from these many meetings several major master planning elements have been resolved. The first is that we have lowered the hospital into the site to help minimize the height of the building in relation to the neighborhood as well as Thompson Peak Parkway. We have also located the helistop to the southwest corner of the site again to minimize any impact on the neighborhood. The main entrance for the public and staff will be the Scottsdale Health care Drive and Thompson Peak entrance with 73rd street entrance to serve mainly for hospital support.

Architecture

Scottsdale Healthcare and the Grayhawk HOA have created design guidelines which will serve as a baseline for the design elements of the project. This document includes guidelines for the exterior colors, materials, and design detailing. Scottsdale Healthcare also has an existing medical office building from which we have drawn several design influences including the use of a strong horizontal fascia element and the use of a manufactured stone on vertical elements. We will also incorporate design details such as similar sloped window soffits and deep recessed windows. Other influences on the design include the Discount Tire building, the Grayhawk Golf Clubhouse and the Classic Residence by Hyatt.

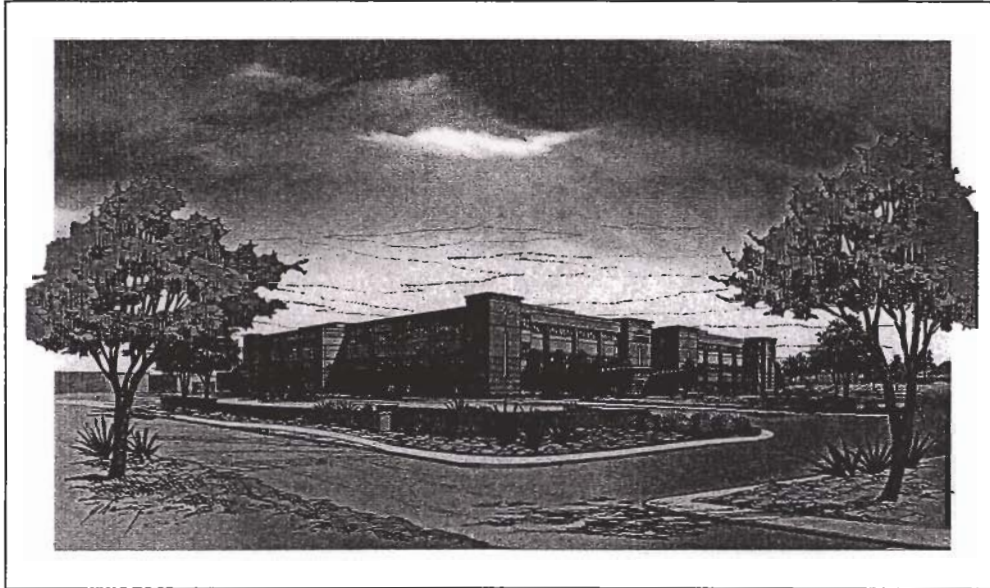
The new hospital will be a three story steel structure with an exterior skin comprised mainly of E.I.F.S with manufactured stone accents on the columns. . The proposed colors are all desert tones which draw influence from the Grayhawk guidelines. We have

chosen three colors for the building one will act as a dark base for the building a second will be incorporated on all the major massing elements (i.e. stairs, columns and fascia) and a lighter third color will be incorporated on all the recessed infill areas. We will be incorporating a manufactured stone product selected areas of the exterior and some interior columns. These exterior columns have been pulled out from the face of the building and are clad up to the second level with a manufactured stone again drawing from similar elements on the existing medical office building. A strong horizontal fascia element runs the length of each patient wing and is intended to have several affects, it draws influence and ties the project with Scottsdale Healthcare's existing medical office building and should also influence the scale of the building, as well as acting as sun shading for the windows. The hospital has three entry canopies including the main entry, emergency walk-in and the ambulance entry. These canopies will vary in size and scale but will have similar design elements consisting of faux stone wrapped columns, painted exposed steel members and an E.I.F.S parapet. Also included in the design is an outdoor dining area with trellis covered seating, a healing garden and a landscaped interior courtyard. The mechanical/powerhouse yard will be completely enclosed by series of split face block screen walls that will both interlock and vary in height to help brake up the mass and add interest to the elevation along 73rd street. These walls will also be appropriately landscaped to soften and lower the scale along 73rd street.

Circulation / Landscaping

As seen on the landscape and site plans, a series of pedestrian walkways will provide accessible pedestrian access to the entire site as well as providing a direct, consistent, and integrated link to Scottsdale Healthcare's existing medical office building. The design also includes pathways that will serve to provide linkage to any future campus projects. The design of the site incorporates a series of low interlocking split face block walls that will be integrated with earthen berms and landscaping to add interest and depth to the site as well as helping minimize the view of automobile on the site. The main entrance to the hospital will be enhanced with a series of low stone seat walls and landscaping that are reminiscent of detailing found at the Grayhawk golf clubhouse.

THOMPSON PEAK CAMPUS



Prepared for:

Scottsdale Healthcare

99-DR-2005

11/18/05

By:

The Hammes Company
and
Earl, Curley & Lagarde, P.C.

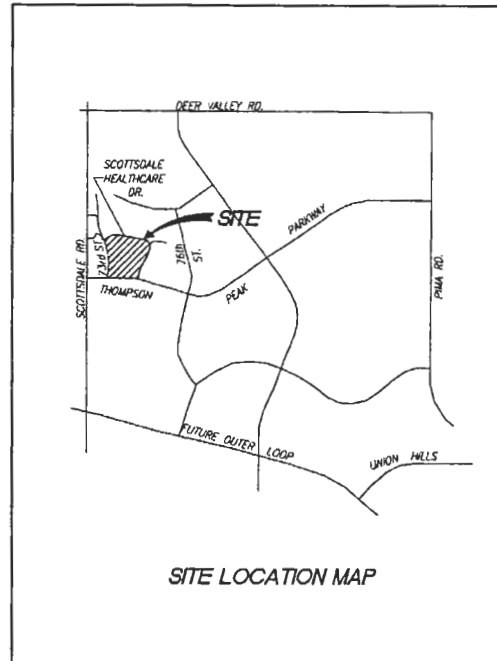
August 1, 2005

EXECUTIVE SUMMARY

Introduction/ Purpose of Applications

Hospital Site in Grayhawk Master Plan

- At the inception of master planning for Grayhawk in the early 1990's, Scottsdale Healthcare worked closely with the developers to incorporate a community hospital campus into the Grayhawk community. Scottsdale Healthcare saw the amount of growth that was projected for the north Scottsdale area and worked proactively to integrate a site into the fabric of this community well ahead of the development of any residential homes (Zoning Case No. 46-90).
- Although the hospital would not be needed for another 10 years until the projected population was in place, Scottsdale Healthcare paid the cost to install the 50 feet deep landscape buffer around the perimeter of the property so that it could mature as the residential homes were built until time for development of the community hospital and related medical office buildings arrived.



Hospital Use Permit Approval

- In the mid 1990's, Scottsdale Healthcare obtained from the City of Scottsdale use permit approval (21-UP-95) of conceptual designs for a hospital and related medical buildings. The first medical office building on the campus was approved by the City in Case No. 81-DR-98-2 and constructed on the east side of the campus site in 1999. The second building, just north of the first building, was built in 2001.
- Last year, in recognition of the swift growth in the hospital service area, Scottsdale Healthcare asked the Hammes Company to lead its team of executives through the formal hospital planning process to lay the business and planning design groundwork and move forward with the development of this community hospital.
- The study included the following major components: market analysis, strategic recommendations, volume and demand projections, space program and campus master plan.

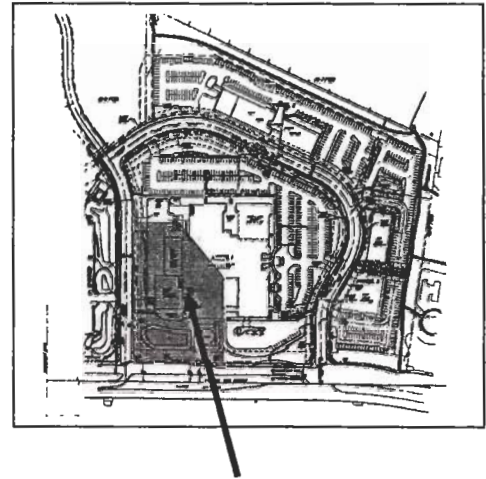
- The study was concluded, the approved conceptual designs for the hospital and related medical buildings have been finalized and it is now time to move forward with this long awaited community hospital.

- ***The purpose of this application is to:***

1) Rezone the commercial C-2 portion of the hospital parcel (3.74 ac.) to C-O PCD zoning;

2) Apply the previous hospital use permit approval (21-UP-95) to those 3.74 acres of the hospital parcel; and

3) Obtain approval of amended development standards for building volume, FAR and open space based upon specific plans for the hospital campus. The amended standards are the direct result of the building being a hospital and the transition landscape buffers installed at the request of the neighborhood.

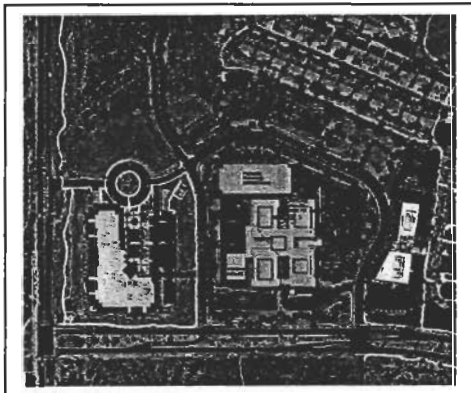


*Are To Be Rezoned
from C-2 to C-O*

- This community level hospital is an outstanding addition to this general area both in terms of the needs it addresses (i.e., the services it provides) but also aesthetically being designed consistent with the Grayhawk themes.

Thompson Peak Campus Planning

- The Thompson Peak campus is located just east of the northeast corner of Scottsdale Road and E. Thompson Peak Parkway. The site consists of 20.95 acres spread across 5 separate parcels.

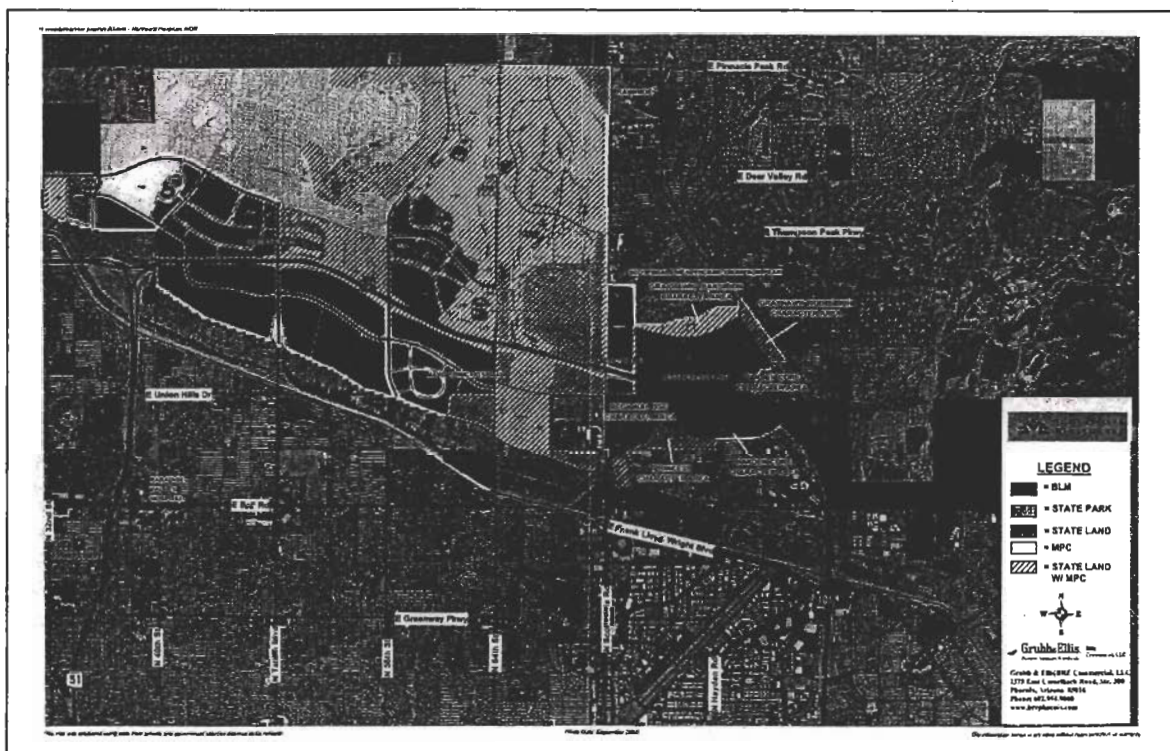


- Market inpatient volume projections were derived by applying historical use rates for the services intended to be provided on the Thompson Peak campus to the estimated population in the service area. Thompson Peak's inpatient volumes were then forecasted by assuming certain annual market share targets. Outpatient volume projections for the Thompson Peak campus were based on Scottsdale Healthcare's historical volumes from the Thompson Peak service area.

- The first phase of the hospital will provide 128 beds with related services. While the timing of subsequent phases will hinge upon demand for services, it was determined that at full "built out" the campus will include up to 184 beds along with all necessary supporting ancillary services.
- The targeted opening date for the Thompson Peak campus is December 2007.

CONFIRMATION OF MARKET

- The primary service area for the Thompson Peak campus was defined by evaluating four interrelated factors: geographic proximity, natural boundaries, transportation patterns and other hospital locations.
- Population growth, as depicted by the graphic below, was by far the major impetus for Scottsdale Healthcare considering development of the Thompson Peak campus in the first place and population growth in the vicinity has exceeded all expectations.
- Population forecasts in the Thompson Peak service area indicate growth rates of greater than 6% annually between now and 2010 followed by continued strong growth rates of more than 4% annually between 2010 and 2015. Such growth rates will increase the population in Thompson Peak's service area from approximately 100,000 current residents to 200,000 people by 2015.
- Given the rapid population growth and Scottsdale Healthcare's strong market position, Hammes Company and Scottsdale Healthcare jointly concluded that now is the time to move forward.



HOSPITAL PROGRAM

Building off of the bed demand and operating room requirement analyses, Hammes Company developed a complete hospital program for the Thompson Peak campus. The hospital program was developed with two purposes in mind. One, the program served as a foundation for creating the site and floor plans. Two, the program was created to establish overall space allocation parameters for the architect. The space program is in effect a management tool that will be used to guide the architect in its design efforts.

Hospital Program – Guiding Principles

In translating the population projections into bed need and ancillary support services into a space program, Hammes Company relied upon a series of guiding principles developed jointly by Hammes Company and Scottsdale Healthcare. These guiding principles were established to help ensure creation of a space program that balanced fiscal responsibility, operational efficiency and design aesthetics:

- ✓ The TP campus is to be a full service community based hospital, including inpatient, outpatient, emergency and other customary ancillary services.
- ✓ The hospital program must strike a proper balance between aesthetics, functionality and efficiency.
- ✓ The facility should be appropriate for the population being served in line with consumer expectations.
- ✓ Opportunities to provide non-acute care services in on-campus medical office buildings rather than in the main hospital facility should be explored.
- ✓ The program must address medical office space needs in addition to the main hospital space.

Space Allocation

Implementation of the hospital will occur in three phases, allowing for the gradual expansion of the Thompson Peak campus. The square foot totals for Phase I of the project are as follows: approx. 128 bed hospital. Subsequent phases will add an additional 56 beds for a total of 184 beds and 48,000 SF of medical office space on Parcel 2. These figures include additional medical office building planned for development on the outside of the main hospital ring road.

MASTER PLAN

Site Analysis

Prior to test fitting the hospital program on the Thompson Peak campus, Hammes Company completed an analysis of the project site. This analysis revealed both limitations and opportunities, a few of which are listed below:

Site Description

The Thompson Peak campus is located on the northeast corner of N. Scottsdale Road and E. Thompson Peak Parkway. The site consists of 20.95 acres spread across 5 separate parcels as indicated below.



Site Characteristics

- The site is bordered to the North and East by single-family residential properties.
- The overall site is split by a ring road – North Scottsdale Healthcare Drive.
- The site can currently be accessed from East Thompson Peak Parkway and N. Scottsdale Road.
- Access from N. Scottsdale Road is across another owner's property via a cross access agreement.
- The topography of the site drops approximately 16' from north to south.
- Two medical office buildings exist on the site (more specifically on parcel 3).

Site Evaluation Findings & Observations

The site was evaluated from three perspectives: development limitations, site opportunities and phasing.

Planning Limitations

- The site is subject to a 48' height restriction, which limits the hospital to three above-grade levels.
- A 50' landscape buffer is required on the north and east sides of the site between the homes and the campus.

Planning Opportunities

- The north to south topographic slope lowers overall height of hospital.
- The site has multiple potential access points, which will help with campus circulation (e.g. separate ambulance, ambulatory service, delivery, staff entrances).
- Adequate parking can be accommodated on site.

Conceptual Site & Floor Plans

After developing a hospital program and evaluating the Thompson Peak site, Hammes Company focused on designing a series of master facility planning alternatives. These alternatives were meant to "test fit" the program on the site and intended to explore different design concepts relative to project phasing, parking, campus circulation, functional adjacencies and stacking and massing.

Facility Objectives

- Allow for horizontal expansion of key project elements including bed units, emergency department, operating suites and imaging rooms.
- Keep the helicopter pad as far away as possible from residential neighborhoods.
- Create distinct entrances for emergency services, deliveries, the main hospital lobby and outpatient services when possible.
- Connect the medical office building to the main hospital when possible to increase the productivity of physicians and the operational efficiency of the hospital staff.

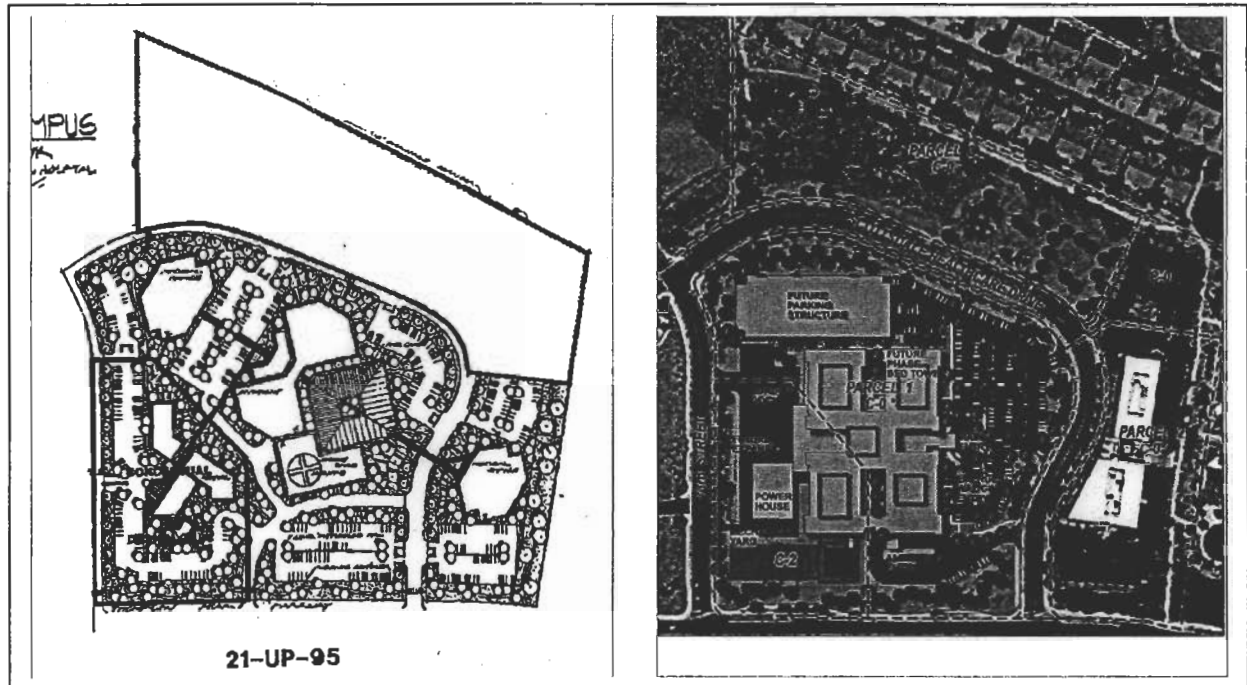
Parcel 1-Hospital

In 1992, when the Grayhawk master plan was approved and later in 1995 when the use permit for the hospital campus was approved, no building elevation designs of the hospital were available. A conceptual layout depicting the relationship of the proposed hospital in the campus and surrounding area was submitted as part of the use permit application for context and perspective only. Over the past decade, the Grayhawk master plan has developed and the architectural theme established for the area. The proposed elevation designs for the hospital reflect that character.



Perspective of Community Hospital w/o Full Landscaping

The hospital is now positioned in the campus farther away from the neighborhood than originally envisioned. This is the result of extensive input from the Grayhawk community who is supportive of the community level hospital concept.



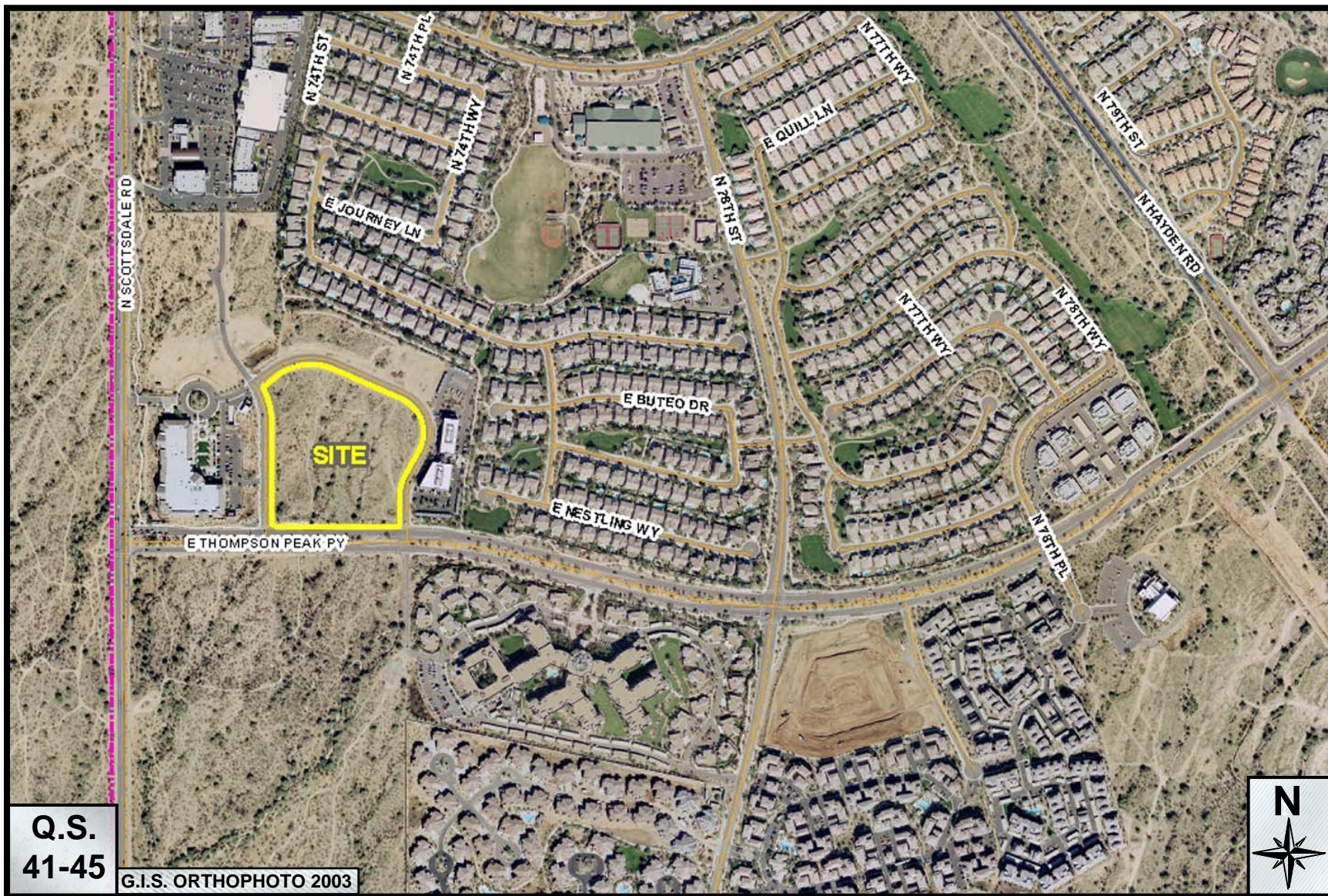
- The hospital building itself is a 3 level design having a gross floor area of 316,000 sq. ft. that is sited as far south and west as possible. Relative to the average height of most valley hospitals, this hospital is set much lower at only 48 ft. from base to roof.
- All of the hospital's required parking will be provided on the hospital parcel.

Several amended standards, (please refer to the application forms for specific details), are being requested to accommodate the unique circumstances of this site and the hospital design.

- The overall campus complies with all regulations/requirements except that the hospital parcel itself (Parcel 1) is: 1) short by 1% on open space; 2) slightly over on FAR; and 3) over on building volume. Again, if these standards are applied on a campus basis (Parcels 1-3), all standards are met. The reason for the higher building volume and FAR is due to the fact that a hospital must create and secure a clean interior environment which requires that the building, contain many more mechanical facilities inside of the structure than a normal office building and much of these facilities and devices occur between the floors. So, although the hospital building is 3 levels, it is 48 feet high instead of 36 feet in order to accommodate these facility needs.
- The 1% short fall in open space is due to the fact that more building area was placed on the hospital parcel to move building mass away from the neighborhood. In addition, the

commitment by Scottsdale Healthcare years ago to provide and install a 50 feet deep landscape buffer along the north and east property lines actually fixed the location of the internal road and thus the size of the hospital parcel. Otherwise, if the street wasn't built, the street alignment could be adjusted a bit and the standard easily complied with.

- Overall, 34.4% open space is provided while only 29% is required.



Q.S.
41-45

G.I.S. ORTHOPHOTO 2003



Scottsdale Healthcare - Grayhawk/
Thompson Peak Hospital

99-DR-2005

ATTACHMENT #2



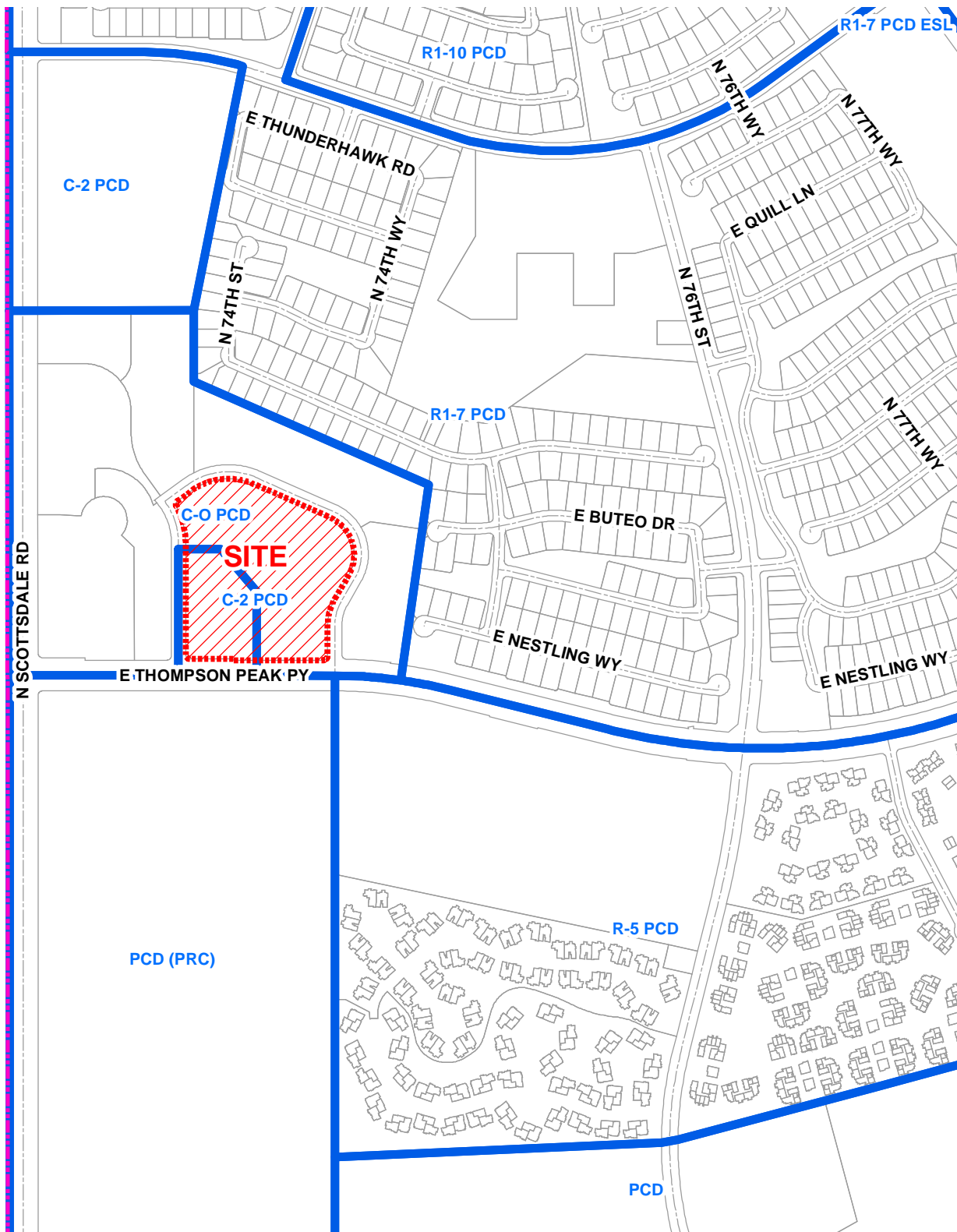
Q.S.
41-45

G.I.S. ORTHOPHOTO 2003

Scottsdale Healthcare - Grayhawk/
Thompson Peak Hospital

99-DR-2005

ATTACHMENT #2A



99-DR-2005

ATTACHMENT #3

I

ATTACHMENT #4

SCOTTSDALE HEALTHCARE THOMPSON PEAK HOSPITAL
7400 E THOMPSON PEAK PARKWAY

EK
Evans, Kuhn
& Associates, Inc.
7000 W. 15th Street
Phoenix, AZ 85009
602.261.0782 ph
602.261.0738 fax

PHASE 1 SITE PLAN
THOMPSON PEAK HOSPITAL
SCOTTSDALE HEALTHCARE
SCOTTSDALE, AZ

99-DR-2005
11/18/05

REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| 1 | | |
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ISSUANCE STATUS

DESIGN REVIEW



DATE ISSUED

11/14/80

DESIGNED BY

OK

CHECKED BY

OK

PROJECT NAME

5-800

C-2
PHASE 1
SITE PLAN
2 of 2

[illegible]

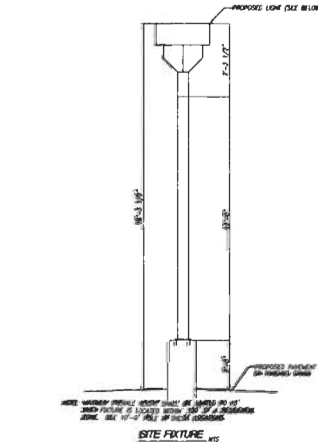
LEGAL DESCRIPTION:

[illegible]

CAMPUS ZONING LEGAL DESCRIPTION PART 1 (This Appendix)

[illegible]

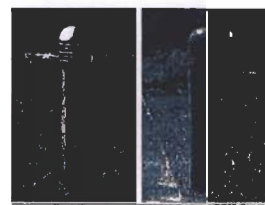
COMPLETION LEADERSHIP CERTIFICATE (Continued)

[illegible]**SITE FIXTURE** NTS[illegible]

Optional Features

[illegible]

| Configurations | Vandal-Resistant | Round Bollards | VRE |
|----------------|------------------|----------------|-----|
|----------------|------------------|----------------|-----|

[illegible]

Ordering information

[illegible]

Ordering Information **Vandal Resistant Round Bollard**

Building Features

| | Year 1980-1989 | Year 1990-1999 | Year 2000-2009 | Year 2010-2019 |
|---|----------------|----------------|----------------|----------------|
| 6) Elevator No. of elevators per 100,000 sq. ft. of building area | | | | |
| 7) Staircase Riser No. of staircases per 100,000 sq. ft. of building area | | | | |
| 8) Landing Width No. of landings per 100,000 sq. ft. of building area | | | | |

Notes:

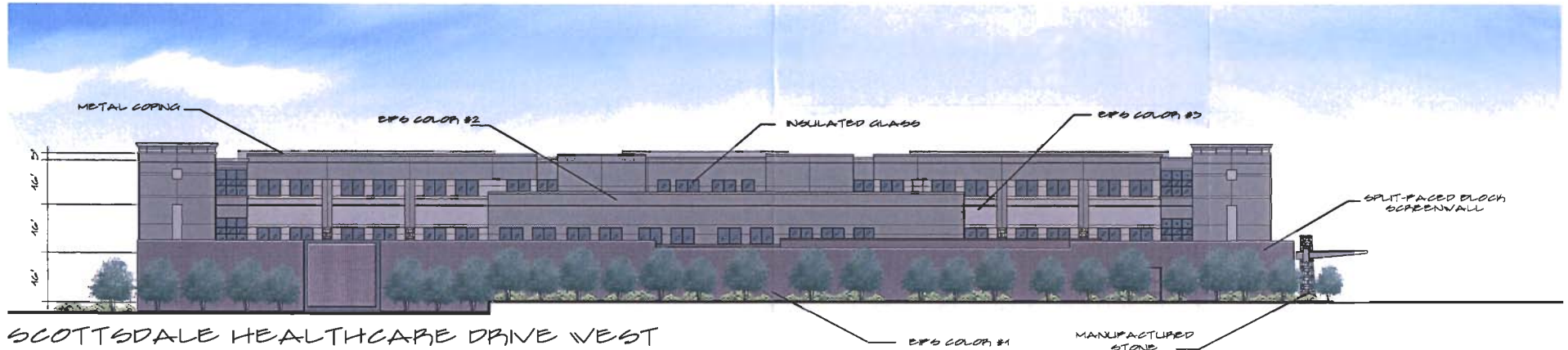
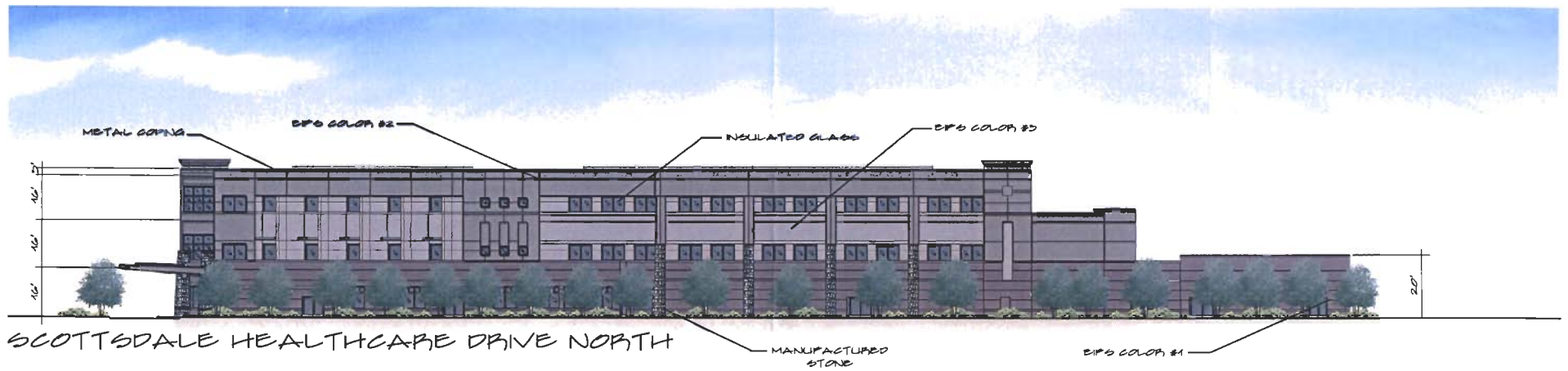
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BUILDING CODE AND TYPE INFORMATION

IS - BUILDING CODE - INTERNATIONAL BUILDING CODE
 IS - OCCUPANCY GROUP - GENERAL F-2, ASSEMBLY Y-4.3
 IS - CONSTRUCTION TYPE - FIRE RESISTANT

99-DR-2005
2/3/2006



- | | | |
|---------------------------|--|-------------------------------|
| ■ EPB #206 SWISS MOCHA | ■ MANUFACTURED STONE THOMPSON PEAK BLEND | ■ PPG FLOAT GLASS OPTIGREY 25 |
| ■ EPB #142 SPECTRUM BROWN | ■ SPLIT-FACED BLOCK - AUTUMN 62275 | |
| ■ EPB #448 DANAPLAN WOOD | ■ METAL COPING DOVE GREY | |

99-DR-2005
11/18/05

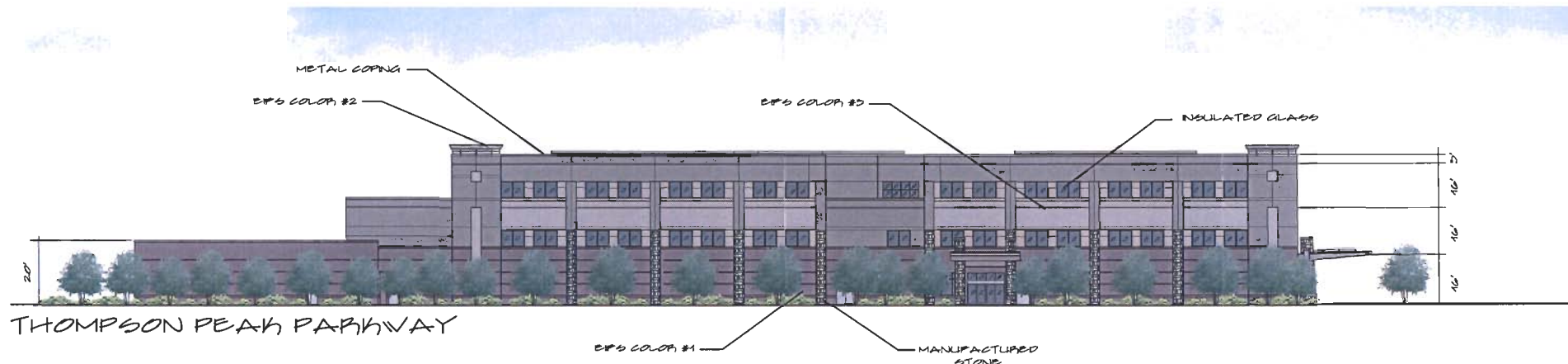
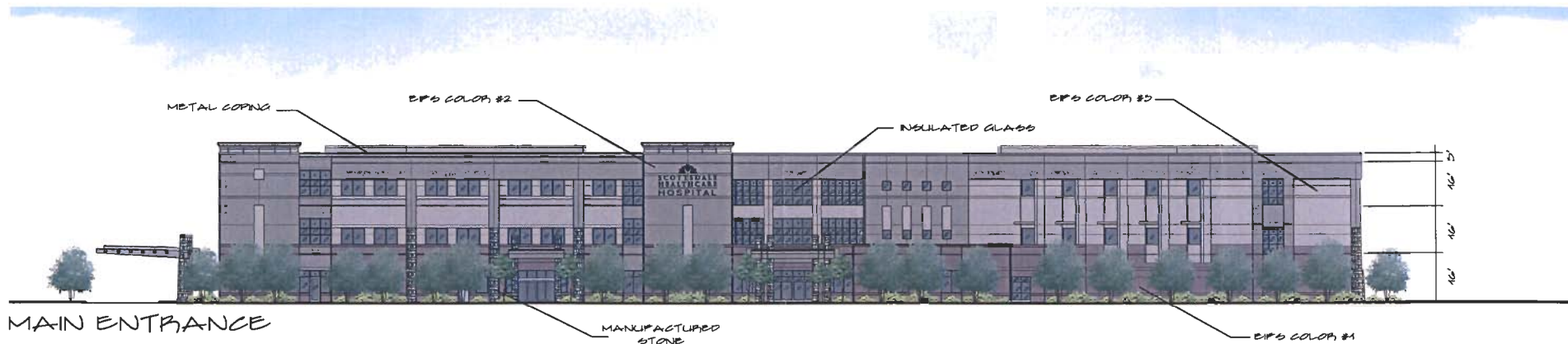


Earl Swensson Associates
richard l. miller, architect
2100 West End Avenue Vanderbilt Plaza
Nashville, Tennessee 37203

ELEVATIONS

DESIGN REVIEW PACKAGE
11.18.05 - ESA JOB # 04072.00
CASE # 347 - PA - 2005


**SCOTTSDALE
HEALTHCARE**
Thompson Peak



- | | | | | | |
|--|-------------------------|--|--|--|-----------------------------|
| | EPS #506 SWISS MOCHA | | MANUFACTURED STONE THOMPSON PEAK BLEND | | PPG FLOAT GLASS OPTIGREY 25 |
| | EPS #142 SPECTRUM BROWN | | SPLIT-FACED BLOCK - AUTUMN 62275 | | |
| | EPS #448 DAVARIAN WOOD | | METAL COPING DOVE GREY | | |

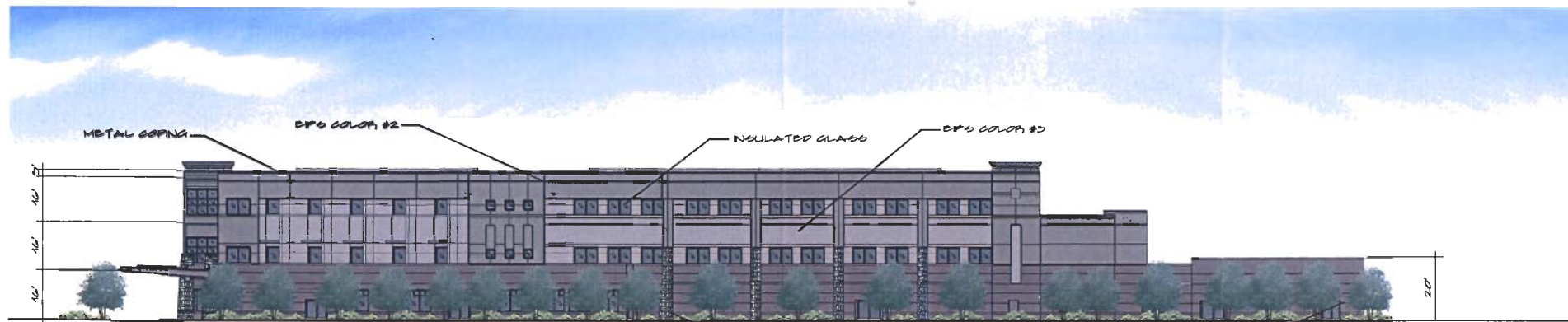
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ESa
Earl Swensson Associates
richard l. miller, architect
2100 West End Avenue Vanderbilt Plaza
Nashville, Tennessee 37203

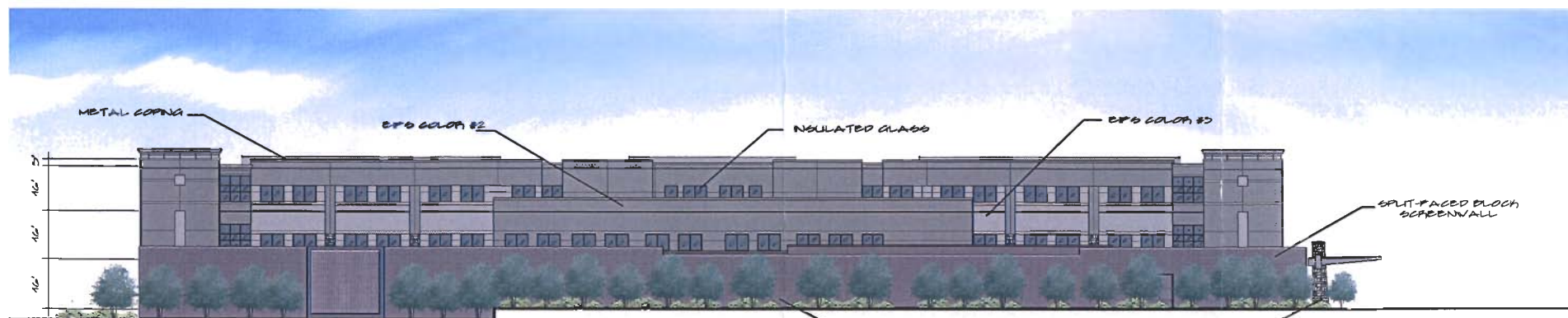
ELEVATIONS

DESIGN REVIEW PACKAGE
11.18.05 - ESa JOB # 04072.00
CASE # 347 - PA - 2005

SCOTTSDALE
HEALTHCARE
Thompson Peak



SCOTTSDALE HEALTHCARE DRIVE NORTH



SCOTTSDALE HEALTHCARE DRIVE WEST

- | | | |
|--------------------------|--|-----------------------------|
| EIFS #206 SWISS MOCHA | MANUFACTURED STONE THOMPSON PEAK BLEND | PPG FLOAT GLASS OPTIGREY 25 |
| EIFS #142 SPECTRUM BROWN | SPLIT-FACED BLOCK - AUTUMN 6227D | |
| EIFS #448 BAVARIAN WOOD | METAL COPING DOVE GREY | |

99-DR-2005
11/18/05



Earl Swensson Associates
richard l. miller, architect
2100 West End Avenue Vanderbilt Plaza
Nashville, Tennessee 37203

STREETSCAPE ELEVATIONS

DESIGN REVIEW PACKAGE
11.18.05 - ESa JOB # 04072.00
CASE # 347 - PA - 2005

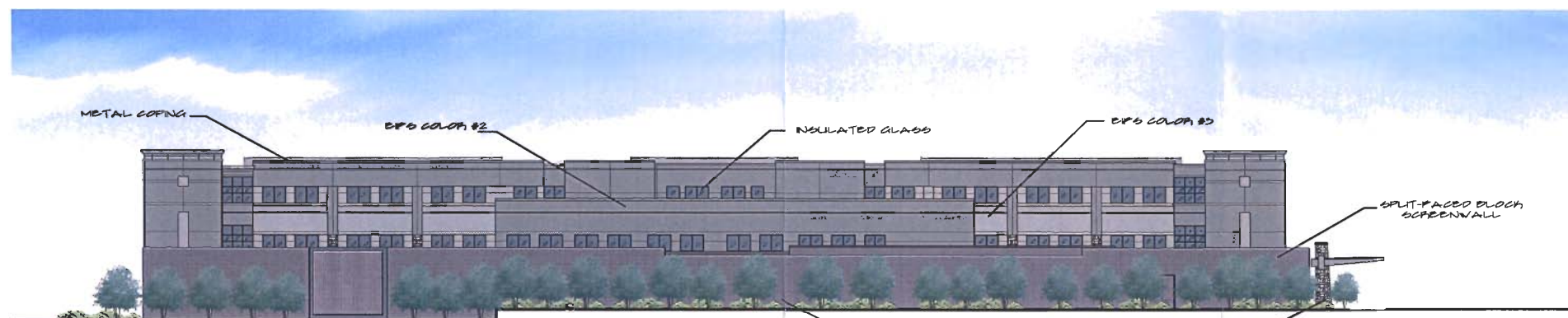

**SCOTTSDALE
HEALTHCARE**
Thompson Peak



SCOTTSDALE HEALTHCARE DRIVE NORTH

MANUFACTURED
STONE

EIFS COLOR #1









SCOTTSDALE HEALTHCARE DRIVE WEST

EIFS COLOR #1

MANUFACTURED
STONE

SPLIT-FACED BLOCK
SCREENWALL

-  EIFS COLOR #1
-  EIFS COLOR #2
-  EIFS COLOR #3

-  MANUFACTURED STONE
-  SPLIT-FACED BLOCK - AUTUMN 62275
-  METAL COPING

-  INSULATED GLASS

99-DR-2005
11/18/05

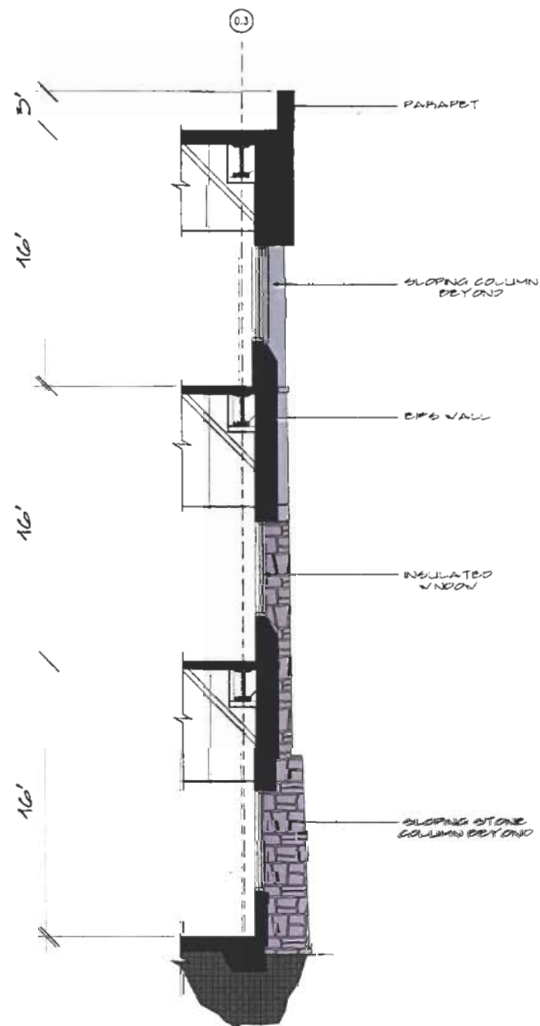


Earl Swensson Associates
richard l. miller, architect
2100 West End Avenue Vanderbilt Plaza
Nashville, Tennessee 37203

STREETSCAPE
ELEVATIONS

DESIGN REVIEW PACKAGE
11.18.05 - ESa JOB # 04072.00
CASE # 347 - PA - 2005


**SCOTTSDALE
HEALTHCARE**
Thompson Peak



SCHEMATIC WALL SECTION



99-DR-2005
11/18/05

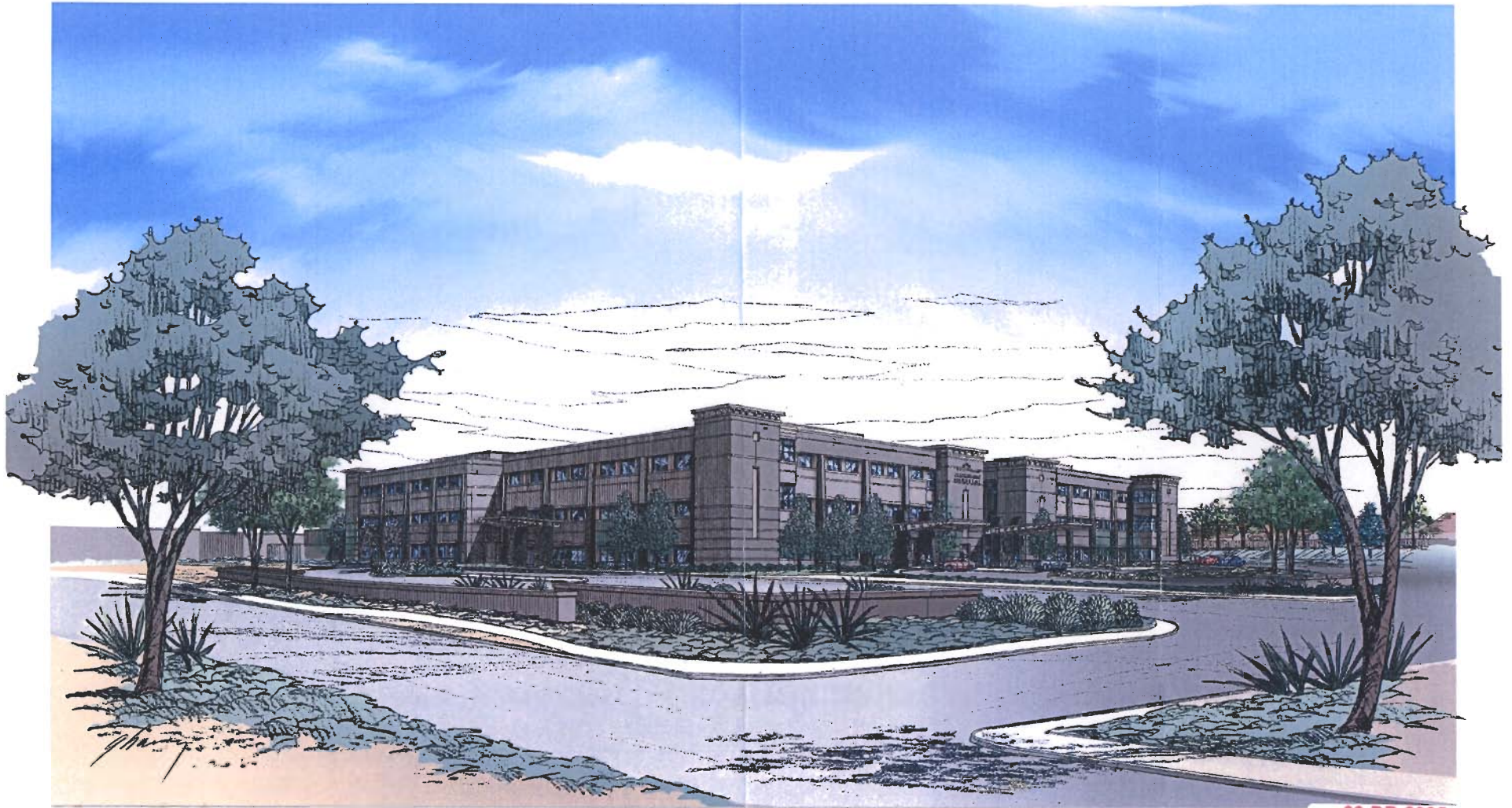
PARTIAL EAST ELEVATION - MAIN ENTRY



Earl Swensson Associates
richard l. miller, architect
2707 West Chandler Avenue - Suite 100
Phoenix, Arizona 85021

DESIGN REVIEW PACKAGE
11.18.05 - ESa JOB # 04072.00
CASE # 347 - PA - 2005


SCOTTSDALE
HEALTHCARE
Thompson Peak



99-DR-2005
11/18/05



Earl Swensson Associates
richard l. miller, architect
2100 West End Avenue Vanderbilt Plaza
Nashville, Tennessee 37203

PERSPECTIVE

DESIGN REVIEW PACKAGE
11.18.05 - ESa JOB # 04072.00
CASE # 347 - PA - 2005


**SCOTTSDALE
HEALTHCARE**
Thompson Peak

**Scottsdale Healthcare
Thompson Peak Hospital
73rd St. & Thompson Peak
Scottsdale, AZ.**

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|---|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p style="margin-left: 20px;"><u>SA SHOWN</u> _____ _____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> A. KNOX BOX <input type="checkbox"/> B. PADLOCK <input type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES. <p><input type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input checked="" type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS A FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED. (SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</p> <p><input checked="" type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____ _____</p> <p><input checked="" type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input checked="" type="checkbox"/> 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____</p> <p><input checked="" type="checkbox"/> 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE. <input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS. <p><input checked="" type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
|---|--|

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: LT to ORD-2 SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☐ G.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

**Stipulations for Case:
Scottsdale Healthcare – Grayhawk/Thompson Peak
Hospital
Case 99-DR-2005**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Earl Swensson Associates with a submittal date of 11/18/2005.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Evans, Kuhn & Associates, Inc with a submittal date of 11/18/2005.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted with submittal date of 11/21/2005 and a supplement submitted 2/3/2006.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Dooley wall fencing shall not be allowed.
9. All walls shall match the architectural color, materials and finish of the building(s).
10. *Revise the service wall design to provide visual relief and reduce the apparent massiveness of the wall. Techniques such as pediment treatments, buttresses, horizontal banding and cap treatment can be considered. Approval of the revised design shall be by the North Area Principal Planner.*

ATTACHMENT B

SITE DESIGN:**Ordinance**

- A. *The applicant shall receive the approval of the flood plain administrator to measure the building height from the finished floor.*

LANDSCAPE DESIGN:**DRB Stipulations**

11. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
12. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.

Ordinance

- B. *50% of the provided trees shall be Mature Trees as defined by the zoning ordinance. A mature tree shall have a caliper size of 4 inches for a single trunk tree and 2 inches for a multi-trunk tree.*

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

13. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign and parking lot canopy lighting.
14. The individual luminaire lamp shall not exceed 250 watts.
15. *All HID lamps shall be HPS sources.*
16. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 16 feet.
17. All exterior light poles, pole fixtures, and yokes, including bollards shall be a flat black or dark bronze.
18. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site, not including the gasoline canopy area, shall not exceed 2.0 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 feet above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 feet in height) shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.

VEHICULAR AND BICYCLE PARKING:**DRB Stipulations**

19. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:**DRB Stipulations**

20. No exterior vending or display shall be allowed.
21. Flagpoles, if provided, shall be one piece, conical, and tapered.
22. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

RELEVANT CASES:**Ordinance**

- C. At the time of review, the applicable zoning, and Use Permit case for the subject site were: 21-UP-1995, and 46-ZN-1990#16.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

23. Architectural site plan, drainage report, water and sewer Basis Of Design reports.

CIVIL IMPROVEMENT PLAN REQUIREMENTS:**DRB Stipulations**

24. CONFORMANCE TO DEVELOPMENT SUBMITTAL. Development shall conform with the site plan submitted by Evans, Kuhn & Associates, Inc. with a date provided on the plans by city staff of 11/18/2005. The approval of this site plan does not authorize any violation of the Zoning Ordinance requirements. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
25. AMENDED DEVELOPMENT STANDARDS. The Amended Development Standards shall comply with the Amended Development Standards shown in report Attachment #7 approved with case 46-ZN-1990#16, and shall only apply to Parcel 1 (the subject parcel for case 21-UP-1995#3) as indicated on the master site plan submitted by Evans, Kuhn & Associates, Inc. with a date provided on the plans by city staff of 11/18/2005.

DRAINAGE AND FLOOD CONTROL:**DRB Stipulations**

26. The final drainage report must be in conformance with the approved master drainage plan dated 7-28-05.
27. Prior to final plans submittal, the developer shall obtain the city of Scottsdale's drainage department's approval for storage facilities and the overall site-specific drainage report which shall then be used as the basis for the development of construction plans.
28. The proposed ff elevations must be in accordance with "A-O" zone flood requirements, proposing an elevation of minimum 2-ft above the natural grade (i.e. 1-ft above the AO-zone flood depth of 1-foot).
29. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.

- a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
- 30. Demonstrate consistency with the approved master drainage plan and report for the Grayhawk Development.
 - a. Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
 - b. Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
- 31. Basin Configuration:
 - a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
 - b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.
- 32. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
 - a. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - b. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

- D. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
 - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
 - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
 - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
 - (4) Off-site runoff must enter and exit the site as it did historically.
 - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- E. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- F. Underground Stormwater Storage:
 - (1) The City's Floodplain Administrator's approval is required for underground stormwater storage. All conditions and provisions set by the City of Scottsdale Stormwater Management Division, Bill Erickson (see letter dated 11-8-2005) shall be a part of the site's storage and drainage facility design requirement.
 - (2) Drywells are not permitted.
- G. Street Crossings:
 - (1) Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

DRB Stipulations

33. The developer shall design and construct all the site's driveways (2 driveways in 73rd Street, one driveway in Scottsdale Healthcare Drive north loop, and three driveways in Scottsdale Healthcare Drive east loop) in general conformance with CH-1 Type Standard Detail # 2257.
34. Directional ramps are required at all intersections where not existing.

Ordinance

- H. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

TRAFFIC SIGNALS:**DRB Stipulations**

35. Poles and equipment necessary to upgrade the signal to current standards (including luminaires).

Ordinance

- I. The applicant shall be 100 percent responsible for all costs associated with the following traffic signal improvements at the intersection of Scottsdale Healthcare Drive and Thompson Peak Parkway.
- J. Public street lights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.
- K. Construct underground infrastructure for future signal at Scottsdale Healthcare and TPP.
- L. Contact the City of Scottsdale Transportation Department for possible in-lieu payment for future signal construction.

INTERNAL CIRCULATION:

Along 73rd Street and Scottsdale Healthcare Drive, 6 foot wide sidewalks shall be provided. Along Thompson Peak Parkway an 8 foot wide sidewalk shall be provided. This sidewalk shall be separated from the curb wherever feasible.

DRB Stipulations

36. The developer shall provide a minimum parking-aisle width of 24 feet.
37. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

Bicycle Parking:

38. The final improvement plans shall identify required bike parking near building entrances per City requirements and bike parking standard.

Ordinance

- M. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

Pedestrian Crossing:

- N. Install raised pedestrian crossings to connect Parcels 1 to 2, and 1 to 3.
- O. Provide pedestrian connections to existing Grayhawk path along north side of site.

DRB Stipulations

39. Sight distance easements shall be dedicated over sight distance triangles.

- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
- b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

40. Vehicular Non-Access Easement:

- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Thompson Peak Parkway except at the approved driveway location.

41. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

P. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50.00 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

Q. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

R. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

REFUSE:**DRB Stipulations**

S. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

42. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the master water and wastewater reports. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the developer a site-specific addendum to the master report, subject to review and approval by City staff.

43. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:**DRB Stipulations**

The water and sewer B.O.D. reports were accepted by the city of Scottsdale Water Resources Department, dated 12-16-2005.

44. Basis of Design Report (Water):

With the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall include an accepted Water B.O.D. report.

Ordinance

- T. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:**DRB Stipulations**

The water and sewer B.O.D. reports were accepted by the city of Scottsdale Water Resources Department, dated 12-16-2005.

45. Basis of Design Report (Wastewater):

With the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall include an accepted Water B.O.D. report.

46. On-site sanitary sewer shall be privately owned and maintained.

47. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- U. All sewage discharged from this development shall meet local and federal pretreatment standards for sewage discharge. The facility may require a City Permit and related monitoring and sampling facility.

CONSTRUCTION REQUIREMENTS**DRB Stipulations****As-Built Plans.**

48. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.

- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.

- b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- V. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]

VERIFICATION OF COMPLIANCE**DRB Stipulations**

- 49. Condition for issuance of grading and drainage permit: Before the issuance of a Grading & Drainage Permit:

Prior to final plans approval, the developer shall obtain the City of Scottsdale Stormwater Management Division in regards to all proposed drainage facilities including but not limited to underground storage facilities. All conditions and provisions as discussed in the letter dated 11-8-2005, written by Bill Erickson of the City of Scottsdale must be incorporated into the design of all drainage facilities.